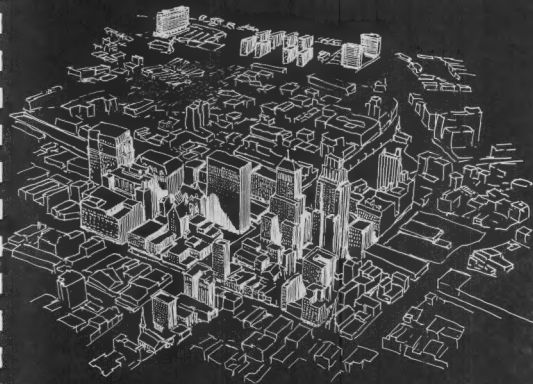


annual report 1964



central planning board
newark, new jersey

CITY OF NEWARK, NEW JERSEY

Honorable Hugh J. Addonizio, Mayor
Ferdinand J. Biunno, Business Administrator

MUNICIPAL COUNCIL

Hon. Ralph A. Villani, President
Hon. Frank Addonizio
Hon. Lee Bernstein
Hon. Michael A. Bontempo
Hon. John A. Brady
Hon. Anthony Giuliano
Hon. Philip E. Gordon
Hon. Joseph V. Melillo
Hon. Irvine I. Turner
Harry S. Reichenstein, City Clerk

ANNUAL REPORT - 1964
CENTRAL PLANNING BOARD
NEWARK, NEW JERSEY

Members of the Board

Hon. Hugh J. Addonizio, Mayor

John F. Shine
Chairman

Matthew D'Alessio
Vice-Chairman

Alfred C. Booker

Frederick W. Federici, Jr.

Philip E. Gordon
Councilman

Samuel A. Kaphan

Harry G. McDowell
Director of Finance

Joseph A. Cocuzza

Mrs. Larrie W. Stalks
Executive Secretary

TABLE OF CONTENTS

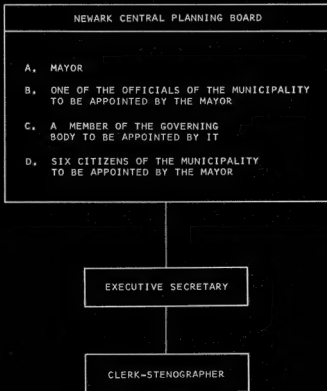
| Page | |
|------|------------------------------|
| 2 | Purpose and Function |
| 4 | The Year 1964 |
| 5 | Urban Renewal |
| 6 | Subdivision Review |
| 7 | Street Vacations |
| 8 | Sale of City Owned Land |
| 9 | Liquor License Transfer |
| 10 | Zoning Review Function |
| 10 | Reviews and Investigations |
| 10 | Variance Reviews and Reports |
| 11 | Public Information |
| 11 | Summary |

EXHIBITS

| | |
|---|-----------------------|
| 1 | Table of Organization |
|---|-----------------------|

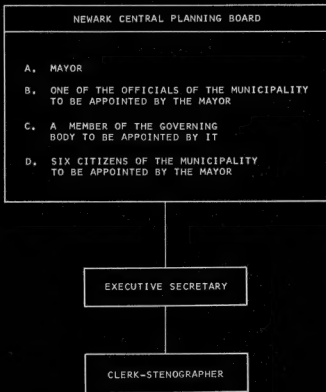
CENTRAL PLANNING BOARD

TABLE OF ORGANIZATION



CENTRAL PLANNING BOARD

TABLE OF ORGANIZATION



Purpose and Function

The Central Planning Board was established by ordinance of the Municipal Council and derives its authority from the Municipal Council and Chapter 55 of Title 40 of the Revised Statutes of the State of New Jersey Law of 1953, Chapter 433.

The Central Planning Board is composed of nine (9) members, who are: the Mayor, an official of the City of Newark, a member of the Municipal Council, and six (6) citizens of the City of Newark.

One of the functions of the Central Planning Board is to make such revisions and changes to the City Master Plan as changing circumstances and conditions require, to the end that:

1. Proposals affecting city facilities and services which are referred to the Planning Board will be coordinated with a sound program of long-term community development; and
2. Proposals which would originate undue costs because of their lack of coordination with a balanced program of city control may be discouraged.

The Central Planning Board is the zoning commission and, as such, conducts extensive studies of the zoning ordinances and to the zoning map of the City of Newark. Several changes to the zoning ordinance and to the zoning map have been recommended to and adopted by the Municipal Council.

The Central Planning Board is assigned special matters by

the Mayor and Municipal Council and it is the function of the Board to conduct such studies and to make recommendations that would accomplish the harmonious development of the City of Newark. Such studies would include requests for street vacations, requests for zoning changes and interrelated subjects.

All plans, programs, and urban renewal projects that affect the physical development of the City are reviewed by the Central Planning Board laws and regulations which guide land subdivisions are provided by the Board.

As stated in R.S. 40:55-1,12, it is a function of the Board to give consideration to the ability of the community to carry out its development program. In such preparation, the Board shall cause careful and comprehensive surveys and studies to be made of present conditions and of the prospects for the future growth of the City. The Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development and the maintenance of property value previously established. To such end, the master plan shall also include adequate provisions for traffic and recreation, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good civic design

and arrangements, the wise and efficient expenditure of public funds, and adequate provision for public utilities and other public requirements.

Whenever the planning board after public hearing shall have adopted any portion of the master plan, the governing body or other public agency having jurisdiction over the subject matter, before taking action necessitating the expenditure of any public funds, incidental to the location, character or extent of one or more projects thereof, shall refer action involving such specific project or projects to the planning board for review and recommendation or until forty-five days after such reference have elapsed without such recommendation. This requirement shall apply to action by a housing, parking, highway or other authority, redevelopment agency, school board, or other similar public agency; federal, state, county or municipal.

The Year 1964

II. Meetings

During the year 1964 an all time high was reached in the number of meetings held by the Central Planning Board. This past year, there were 11 regular meetings, 5 special meetings, 8 public hearings, 1 blight hearing, and 40 other committee and special sub-committee meetings. Since the creation of the Planning Board in 1947 no Board has been so active.

As in the past, the members of the Board have been organized into special committees. The members of these

committees examine the many problems which fall within their scope, and make recommendations for appropriate action to the full Board at its regular meetings. The committees consist of Zoning, Budget and Personnel, Public Works, Subdivisions, Variances, Urban Renewal, Public Affairs, Welfare and Certificate of Merit.

It is the efforts of these committees, coordinated by the Executive Secretary, and of the technical staff, together with the Planning Officer, which allowed for the many varied activities of the Central Planning Board in 1964.

During 1964, the Board conducted a Blight Hearing for the Fairmount Urban Renewal Project Area, N.J.R-72.

Committee actions required the expenditure of many more hours and dealt with a broad area of programs and projects underway or contemplated for the City of Newark.

The Board also reviewed and examined 149 variance applications, many which required field inspections by the Zoning Committee. The Board recommended disapproval of 63 applications for variance.

The entire Board visited and examined the N.J.R-72, Fairmount Urban Renewal Area in order to have first hand knowledge of the area.

III. Urban Renewal

The Board maintains a very close working relationship with the Division of Planning, the Housing Authority, numerous other City agencies and the developers of each project site and their architects, in order to gain the best possible results for the

future of Newark. Some examples of the type of work involved in these coordinated efforts are:

1. Studies of existing land use.
2. Proposed land use changes.
3. Studies of existing zoning, particularly height limit.
4. Traffic flow problems which might be caused by internal street changes.
5. Examination of the costs of needed changes in services and facilities.

Many of these studies are initiated before the blight hearings.

As noted in the previous section, the Board expended considerable time in the preparation of the Blight Hearing for the Fairmount Area. In addition, the Board continually reviews and makes recommendations for Newark's thirteen other urban renewal projects.

The principal of joint participation and cooperation are used in the study, review and revision of plans for all renewal projects.

IV. Subdivision Review

In 1964 the Board reviewed 47 subdivisions. The process of subdivision review is carried out by the subdivision committee of the Central Planning Board. The entire procedure commences when an individual, desirous of subdividing his property, comes to the Board to present his particular case. It is the function of the Board to furnish the subdivider with the appropriate application forms and a set of instructions, the

latter being supplementary to an informal conference between the subdivider and Board. At this conference the subdivider is briefed on the nature of his parcel of land as it applies to such areas of city planning as zoning, urban renewal, street frontage and lot design.

The Board recognizes two types of subdivisions, major and minor, the type being a function of the aggregate lot frontage on a particular improved city, county or state thoroughfare. A minor subdivision must be acted upon by the Board within 30 days. The Subdivision Committee is notified and if the application is approved, the applicant is contacted by the City Clerk.

A major subdivision involves a public hearing which is usually held on the fourth Monday of each month concurrently with the regular Planning Board meeting. At the time of the public hearing, the subdivider and all prenotified adjacent property owners may be present to voice their opinions as to the possible effect the subdivision will have upon the community. A major subdivision must be acted upon by the Board within 45 days after application.

V. Street Vacations

Eight requests for street vacations were received by the Board in 1964. A street vacation is a municipal governmental process whereby a street or any portion thereof is legally turned over to a property owner for purposes of development,

emsement, right of way encroachment etc.

In order to vacate a street, permission has to be obtained from the City Government via the recommendation of various internal agencies such as the Department of Public Works, the Department of Economic Development and the Central Planning Board. It is the function of the Planning Board to review the street vacation in terms of the degree of involvement of utilities (sewers, water mains, power lines), and general effect upon the particular neighborhood involved.

Upon receipt of a street vacation, the Board in the form of an appointed street vacation sub-committee, examines the actual site or area involved and then convenes to discuss matters in terms of the above mentioned factors. Most current street vacations are done in conjunction with urban renewal projects currently in execution.

VI. Sale of City Owned Land

The Board reported on the sale of city owned parcels in 1964 and made recommendations accordingly. The sale of city owned land is process whereby the city is desirous of selling one or more of its parcels which can be more effectively put to a substantial private use rather than a public governmental or institutional use.

In this matter, it is the function of the Board to advise the Office of the Business Administrator as to the paracticality of selling a particular parcel of municipal property. The bases

of recommendation are such variables as size of the lot concerned, location of the lot within the city with respect to urban renewal areas, proposed highway alignments and zoning districts.

No formal Board meeting is held in the matter of the sale of city owned land but rather a list of appropriate recommendations are compiled officially sent to the Office of the Business Administrator.

The Board unfortunately was not apprized of the city's intent to permit the transfer of many city properties to the Housing Authority in the Industrial River Project Area, N.J.R-121. Several parcels should be reserved for the fire training area, the police pistol range and a consolidated city garage and warehouse.

VII. Liquor License Transfer

During 1964, the Board advised the Alcoholic Beverage Control Board concerning the transfer of 33 liquor licenses.

The location of an alcohol dispensing establishment within the city is strictly regulated by means of the Alcoholic Beverage Ordinance. Due to the fact that the sale of alcoholic beverages has such a significant effect on the neighborhood or surrounding community it is important that such commercial establishments dispensing alcohol be made to conform to the letter of the law.

VIII. Zoning Review Function

In conjunction with its function as the Zoning Commission, the Board during 1964, reviewed and studied one request for rezoning. It is currently under study. The Board also reviewed and made recommendations on two other amendments to the Zoning Ordinance.

IX. Reviews and Investigations

The Board reviewed and made recommendations on the following projects during 1964:

1. The Fairmount Urban Renewal Project N.J.R-72.
2. The Fire Training Area, located in the Industrial River Project Area.
3. The Revised Master Plan of the City of Newark.

The most detailed review and evaluation concerned the Revised Master Plan of the City of Newark. The Board's work expended in the review of the Master Plan, and its subsequent adoption will fulfill one of the City's most urgent needs - a comprehensive updating of the 1947 Plan and compliance with the Federal Government's requirement that this be carried out to continue the City's eligibility for federal funds.

X. Variance Reviews and Reports

During 1964, the Planning Board reviewed and submitted written reports to the Board of Adjustment dealing with 149 variances. Members of the Variance Committee personally inspected the majority of these premises and met with the

Executive Secretary and the Planning Officer prior to each meeting of the Board of Adjustment.

XI. Public Information

The Executive Secretary of the Central Planning Board receives numerous requests annually for information about particular areas, highway development or projects in the City.

In addition, many calls are received pertaining to blight hearings, neighborhood organizations, subdivisions and other matters before the Board.

The Division of City Planning Staff either supplies the information or the Executive Secretary directs the inquiry to the appropriate source for obtaining the information.

XII Summary

During 1964, the Planning Board was concerned with evaluation and review of the revised Master Plan and matters related to renewal planning and future development.

Again, it must be pointed out that since the original Master Plan was adopted in 1947, much effort must be expended to continually update and evaluate the changing needs of Newark. The City is not static and a viable complexus requires day to day analysis and decisions.

The Planning Board has carefully evaluated and studied Urban Renewal, especially when approval of Urban Renewal Plans are pending before it. The Board Members in many instances have

been instrumental in improving the quality of design and the physical location of many structures within the City of Newark. In this respect the Board serves the community by providing the balance needed between technicians and the general public which makes for a better city.

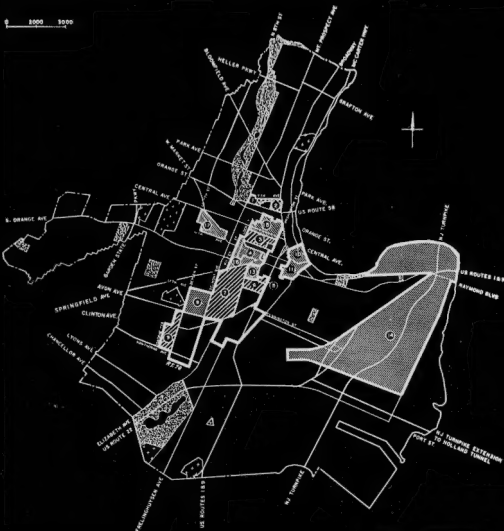
NEWARK URBAN RENEWAL AREAS

PREPARED BY DIVISION OF CITY PLANNING

DATA FROM NEWARK REDEVELOPMENT AGENCY

OCTOBER 1964

0 1000 2000



- (1) BRANCH BROOK PROJECT, NJ 3-1
- (2) BROAD STREET PROJECT, NJ 3-2
- (3) NEWARK COLLEGE'S EXPANSION PROJECT, NJR-48
- (4) ESSEX HEIGHTS PROJECT, NJR-82
- (5) HILL STREET PROJECT, NJR-49
- (6) SOUTH BROAD STREET, NJR-52
- (7) OLD THIRD WARD PROJECT, NJR-8

- (8) CENTRAL WARD PROJECT NJR-52
- (9) LOWER CLINTON HILL PROJECT, NJR-59
- (10) EDUCATIONAL CENTER, NJR-80
- (11) NEWARK PLAZA, NJR-58
- (12) FAIRMOUNT PROJECT, NJR-72
- (13) SAINT BENEDICT'S PROJECT NJR-123
- (14) INDUSTRIAL RIVER URBAN RENEWAL PROJECT, NJR 121
- (15) SAINT MICHAEL'S PROJECT NJR-141

DECLARED SLIGHTER
PROPOSED

APPROVED
EXECUTION
COMPLETED

(16) ESSEX HTS. NJR-156, 2ND STGE.



OLD THIRD WARD PARK

CITY OF NEWARK, NEW JERSEY DEPARTMENT OF ADMINISTRATION DIVISION OF CITY PLANNING